

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 34, Number 5

GREENBELT, MARYLAND

Thursday, December 24, 1970

HUD Approves \$214,000 Grant For Open Space Acquisition

by Virginia Beauchamp and Al Skolnik

Purchase of the two properties designated first and second priority in the city's long-term land acquisition program moved a step nearer realization when a Department of Housing and Urban Development open-space land grant for \$214,360 was announced recently by Senator Charles McC. Mathias (R-Md.).

According to Greenbelt city officials, the grant is to help purchase the 3.1-acre Holy Cross Lutheran Church site, the 5.7-acre Furey tract (north of Ridge Rd. and east of Lakeside North Apartments just outside the city's northern boundary line), and the more than 11 acres of Springhill Lake now used for a golf course. The Springhill Lake tract is located at the northwest portion of the project on the east side of Cherrywood Lane, north of Springhill Drive, between the industrial tract and the apartments. The total cost of these three properties is estimated at \$427,320.

The city has already purchased the Lutheran Church site, so that the next step is a transfer of Federal funds to the city. With respect to the other two parcels, which still must be purchased, approval of the sales price must be obtained from HUD before the grant money will be forthcoming.

In a proposal from the city manager to the Parks and Recreation Advisory Board and the Advisory Planning Board on February 5, the golf course tract was cited as priority 1 and the Furey property as priority 2 in the city's open space plan. Both PRAB and the APB concurred with the manager's allocation of priorities for these two properties. A recreation building for Springhill Lake, probably to be located on the golf course tract, and the Furey property were both earlier included in the municipal bond referendum passed by Greenbelt voters in the city election on November 26, 1968.

Golf Course Tract

The Springhill Lake tract was offered to the city by the owners (Greenbelt Associates, Inc.) in February 1970 at approximately \$10,000 an acre. The need for recreational facilities and land for ball fields in the densely developed Springhill Lake area (where city facilities are nonexistent) induced the city council to look with favor upon the offer. As the city observed in its April 12, 1970 application for an "open-space" grant to HUD: "Evidence of present unmet open space need is illustrated by the fact that there is no city open space in Springhill Lake for recreation for the nearly 10,000 residents of that section of the city. This tract is the only suitable undeveloped land in that part of the city."

The city noted that acquisition of this tract will also prevent the development of this area, which is a flood plain of a tributary stream to Indian Creek, and thus will serve to prevent undesirable development. "Since the present use of the tract has proved uneconomic to the owners and the land is zoned for garden apartment use, not purchasing the land may result in its filling and development as an apartment complex." HUD particularly favors purchase of flood plains for this reason, a city official noted.

Since the time of the application, however, a new state law, giving greater control to the state Water Resources Board in vetoing development of flood plains, may make actual development of the tract impossible. But the tract, if kept by the developers as green space, could be used to justify increasing the density of apartment development on the adjacent property — in other words, to crowd in more apartments next to those already constructed at the west end of

Springhill Lake.

The city's plans for the area include redevelopment of the 11-acre tract to provide needed ball and play fields for residents, as well as using a portion of the tract for picnicking and other recreation uses. The council is also considering using one corner of the parcel for the Springhill Lake Recreation center. This 20,000 square-foot building would occupy less than ten percent of the land area and probably incorporate into its design a small, existing club-house building, currently being used as a teen center for the area.

Land Offer

The Springhill Lake owners have offered to donate the land for the Recreation Center. This offer was confirmed again this week by Harold Kramer, SHL representative. At first, they considered donating the land next to the existing SHL community center, but could not resolve architectural problems in matching the building. Their next choice is the SHL golf course site. This donation would presumably be taken into consideration in any price agreed upon for the 11 acres. The city is presently having appraisals made of the land and will pay either the appraised value or

See HUD, page 3, col. 2

Recreation Dept. Holiday Schedule

Thursday, December 24

9 a.m. - 1 p.m. Youth Center Roller Skating; 1 p.m. - 5 p.m. Youth Center Open Gym & Lounge; 1 p.m. - 5 p.m. Ridge Road Center Drop In.

Friday, December 25

MERRY CHRISTMAS!
7 p.m. - 10 p.m. Youth Center Open Gym & Lounge.

Saturday, December 26

9 a.m. - 12 noon Youth Center Roller Skating (Grades 1, 2, 3); 12 noon - 5 p.m. Youth Center Open Gym & Lounge, Carom Pool, Floor Tennis, Cards, Nok Hockey; 7 p.m. - 10 p.m. Open Gym & Lounge.

Sunday, December 27

1 p.m. - 5 p.m. Youth Center Teen Gym & Lounge; 7 p.m. - 10 p.m. Men's Gym.

Monday, December 28

9 a.m. - 10:30 a.m. 1st, 2nd & 3rd Grade Skating; 10:30 - 12 noon 4th, 5th & 6th Grade Skating; 12 noon - 1 p.m. Teen Skating; 1 p.m. - 5 p.m. Open Gym & Lounge; 1 p.m. - 5 p.m. Ridge Road Center Drop In - Floor Tennis Tournament; 5:30 - 7 p.m. Boys' Club; 7 p.m. - 10 p.m. Men's Gym.

Tuesday, December 29

9 a.m. - 5 p.m. Same as Monday; 1 p.m. Bumper Pool Tournament - Boys and Girls all ages; 5:30 - 10 p.m., Boys Club.

Wednesday, December 30

9 a.m. - 5 p.m. same as Monday; 1 p.m. Tether Ball Tournament - Boys and Girls all ages; 5:30 - 10 p.m. Boys' Club.

Thursday, December 31

9 a.m. - 5 p.m. Same as Monday; 5:30 - 7 p.m. Boys' Club; 7 p.m. - 9 p.m. Open Gym.

Friday, January 1

HAPPY NEW YEAR!
7 p.m. - 10 p.m. Youth Center Open Gym & Lounge.

Saturday, January 2

9 a.m. - 12 noon Youth Center Roller Skating (Grades 1, 2 & 3); 12 noon - 5 p.m. Open Gym and Lounge; 8 p.m. - 11 p.m. KAVA - "Scorpius".

Jury Sets \$75,000 Value on Parcel 8

A Prince Georges circuit court jury on Friday, December 18, set \$75,000 as the fair market value of the 2.4546-acre parcel 8 tract located at the northeast corner of Edmonston Rd. and Crescent Rd., near the entrance to Boxwood Village.

The city had received approval of a \$24,500 open-space grant from the Department of Housing and Urban Development in July 1969 to help purchase the land (trustee-owners, John Lewis Kelley and Solomon Grossberg). Last week's award, higher than expected, will require the city to submit an amended application for funds.

The city had budgeted \$49,000 for the land, based on single-family zoning (R-55) for the property as shown in the master plan. The owners had submitted appraisals based on commercial zoning, which ranged from \$95,000 to \$107,000.

City Notes

According to City Manager James Giese, city employees are fully compensated for all services rendered to citizens. Therefore, city residents are not expected or obligated to give gifts or tips to city employees at Christmas time. It is recognized, however, that some residents, in the spirit of the holiday season, wish to bestow small gifts upon some employees in appreciation for past services. While such gifts are not expected by the employee and there is no obligation on the residents' part to do so, they are permissible.

Last year some employees were reported to have sought gifts from residents at Christmas time. These employees are no longer with the City. If any resident is approached by an employee seeking a gift it should be reported to the city manager's office.

City Manager James K. Giese and Recreation Director Darald Lofgren recently toured two new recreational facilities in the area. Guided by the city manager and recreation director for Bowie, they toured that city's new community center. On their own, they also walked through the not then completed community center in Beltsville. (The Beltsville Center was dedicated on December 9.) The latter facility was of particular interest to them since it is similar in scope to the projected recreational center for Springhill Lake.

Most new curbs and gutters on the west side of Laurel Hill drive in the street widening program have been poured. The contractor has excavated the new outside lane of the street preparatory to pouring the asphalt undercourse for the pavement. On the east side of the street, which was worked on first, the city crew has completed backfilling behind the new curbing. They are proceeding with the same work on the west side as forms for the concrete work are removed.

Near the bay end of the lake, the city crew has corrected a drainage problem in the low-lying area in the woods next to the newly installed pipes leading to the lake from the silt basin. A few feet further west they spread out and graded fill material (broken pavement from the widening of Southway), to prepare a better surface for the service road from Prince James Way.

After the contractor for the Southway job poured the sidewalk located at the future site of the directional map to the city, the Public Works crew painted additional street lines, particularly one marking off the pull-out lane for the map so that incoming traffic would not inadvertently end up in the dead end lane.

GHI STORM ABATES BUT WEATHER STILL BRISK AT MEMBER SESSION

by Al and Elaine Skolnik

In an atmosphere that was in keeping with the traditional Greenbelt democratic way, the Greenbelt Homes, Inc. board of directors tried once again last Thursday night to explain the problems associated with the preparation of the 1971 budget. This time, unlike the stormy special membership meeting of December 2, the attempt was much more successful, as the membership and the board engaged in a brisk, mostly orderly, give-and-take exchange of views. Not everyone was satisfied with the answers, but all questions were answered, and individuals were given a full opportunity to express their views. There was standing room only at the 182-seat Library conference room, and the doors had to be closed to latecomers.

As GHI president Nathan Shinderman explained at the outset, the meeting was called because the board felt that there has been a failure of communication between the board and members and it was anxious to engage in a dialogue so as to get members' comments and learn about their concerns. He hoped that this could be done without rancor, and in this his hopes were generally realized. Several members rose from the floor to express their regret that the December 2 meeting had been raucous and unruly.

Members' Concerns

But it was obvious from the meeting that the concerns of the members were still present. Average increases of 4.2 percent in monthly charges for the brick homeowners and 10.9 percent for the frame homeowners were not easy to digest, several members pointed out, even though some of the factors contributing to the increase were beyond the control of the board.

GHI treasurer Darwin Beck explained the efforts undertaken by the board to reduce monthly charges: a tapping of other sources of income, a cutting down in heating and maintenance expenses, and a slowdown in the speed with which reserves would be built up. He noted that the board had had the benefit of recommendations of committees, composed of GHI members, and had spent much time in devising a budget that would maintain the property and improve the working cash liquidity of the corporation.

Among the major concerns expressed by members were the overheating of the frame homes, the alleged inefficient use of maintenance services, and the depletion of reserves.

Heating Problems

The continual reference to heating costs led GHI manager Roy Breashears to present a schematic chart of how the steam heat boilers work in the frame homes. "Steam heat," he said, "is the most inefficient type of heating, and we inherited the system from the Federal government. We are trying to find out what we can do to make this inefficient 1940 model more efficient." Among the proposals now being considered, Breashears stated, are reducing the length of time the heat goes on, cutting off the heat during certain hours at night, and putting on more sophisticated control valves.

"But basically the question is," he said, "do we make extensive changes in the 1940 model or do we spend a lot for a new 1970 model?"

The overheating of houses, Breashears said, is partly caused by defective control valves. He asked the cooperation of members in letting GHI know when the valves cannot be operated. Charles Wilson, 14-X Laurel, an engineer for 35 years, said he was amazed that the equipment has lasted so long and paid tribute to the maintenance men.

Several members expressed dismay over cutting the steam off at night because of the possible effect on babies, but in general the membership was resigned to the proposal.

Board Criticism

Benjamin Elkins, 14-G Hillside, thought the board had used poor judgment in launching a capital improvement program in an unfavorable interest market. He charged that the board did not have the professionalism to be flexible and was hamstrung by previous policy decisions.

Lekh Batra, 2-0 Plateau Place, agreed that the board lacked flexibility but said that this was caused

ed by lack of reserves. He praised the board for starting to restore GHI reserves. Beck had earlier indicated that the reserves had dropped from about \$380,000 to half that amount during the last decade.

Edward Devonshire, Jr., 3-B Laurel Hill, suggested an analytical audit of GHI because he was con-

POST OFFICE HOURS

The Greenbelt Post Office will close at 12 noon on Thursday, Dec. 24, and will not reopen until Monday, Dec. 28, at 8:30 a.m.

vinced that the board was wasting a lot of money. Norman Letiecq suggested that the board utilize the services of the Small Business Administration in making efficiency surveys.

Triggering this discussion of efficiency surveys were reports from the floor of unfortunate experiences with maintenance, such as workers waiting around for hours to get rides back to the office. In some cases, Breashears was able

News Review Deadline

Next week's issue of the News Review will be published on Wednesday, because of the New Year holiday. The deadline for submission of articles and advertising will be Monday night, instead of the usual Tuesday.

to establish that these were not GHI employees but employees of contractors (who were doing the work on a low-bid basis).

Trim Paint Program

The trim paint program gave brick homeowners a chance to get in their licks. They criticized the cost of the trim paint program and cited instances where windows would not close after painting (presumably because of failure to scrape beforehand.) They were then joined by the frame homeowners, who criticized the poor putting jobs and the destruction of flower beds.

Breashears explained that the trim paint program was done on a contract basis because GHI could not find painters who would work at the GHI pay scale. He said GHI maintenance should be contacted if the work were not satisfactory.

Board director Katherine Keene explained that the trim paint program is primarily a preservation program: "The frames are wood, and if they weren't painted, they would rot." She also noted the expense of painting trim on casement-type windows. It was further explained that the brick and frame homes each pay separately for their own trim paint program.

GHI a Slum?

Questioned from the floor as to whether there was a chance of GHI becoming a slum, Breashears said that he had presented a budget to the board which in his opinion would take care of GHI's long-range needs. He said he was sympathetic to the plight of those for whom this year's increase would bring hardship, but his responsibility, he said, was to the future of the corporation. Beck said it would be "short-term expediency and long-term folly" to cut the capital improvement program.

Janet James, supported by Mrs. Letiecq, stressed that one way to prevent GHI from becoming a slum

See GHI, pg. 4, col. 1

CHRISTMAS LIGHTING

The Greenbelt Jaycees are holding their annual Christmas lighting contest this week. Winners will be announced in next week's paper.

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

Editor: Mary Granofsky, 474-6314

Associate Editor: Virginia Beauchamp, 474-7183

STAFF

Alexander Barnes, Sandra Barnes, May Downey, Judy Goldstein, Bess Halperin, Bernice Kastner, Sid Kastner, Martha Kaufman, Barbara Lane, Roberta McNamara, Pauline Pritzker, Anne Sacchet, Al Skolnik, Elaine Skolnik, David P. Stern, Dorothy Sucher, Mary Louise Williamson.

Business Manager: Adele Mund, Circulation Manager: Sumi Whitehead, 474-1231, SHL Circulation: Barbara Clawson, 474-4541.

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BOARD OF DIRECTORS

Pres., A. Skolnik; Vice Pres., Sid Kastner; Secy., Sandra Barnes; Treas., Mary Lou Williamson and Virginia Beauchamp

MAIL SUBSCRIPTIONS: \$5.00 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines Office; or delivered to the editorial office in the basement of 15 Parkway (474-4131), open after 8 p.m. Tuesday. Deadline is 10 p.m. on Tuesday.

Volume 34, Number 5

Thursday, December 24, 1970

Future of Parcels 1 and 2

To the Editor:

Congratulations to Mr. Giese for his detailed memo to Council concerning future development of Parcels 1 and 2, and thanks to the Council for agreeing to engage advisory studies.

Purchasing the properties for public use is the logical next step after getting the high school relocated. The Save Our Community Committee has long urged the City to restore the last remaining segment of the historical green belt and to provide more recreation area and green space.

In doing so, the City will have available more landfill area, as the City Manager pointed out to Council, avoiding the very high cost of hauling trash away from Greenbelt. A tax saving of several hundred thousand dollars will result from the prevention of housing development in these properties. Roads, utilities and especially sewers are lacking, the cost of which would be only partly assumed by the landowners. Sewerage alone is estimated at \$570,600 or \$716,000, depending on the type of service. To afford their share of the costs, the developers would want highrise rezoning, which Greenbelt has consistently opposed for Parcels 1 and 2.

It seems that there is something for everyone in the northeast corner of Greenbelt. Even environmentalists will be pleased. This woodland is one of the last natural areas left undisturbed in the entire Anacostia River watershed. Preventing extensive construction will allow the trees to stand, the flood plain vegetation to flourish, and the root mat to retain ground water, thus avoiding erosion and flash floods downstream. And the deer, which, I am told, have been sighted in the woods, will stay around a little longer to startle us urbane suburbanites.

Rhea Cohen, Co-Chmn.,

Save Our Community Committee

Plaza Embankment Problem

To the Editor:

In the November 19 issue of the News Review Elaine Skolnik reported on the Plaza embankment problem and included a Bulletin referring to the signed statement of Sidney Brown, President of First National Realty Corp. "to undertake further implementation of plans to complete work on the embankment next to S. Kleins."

The work as outlined would, as I see it, only be spending good money for naught and could not possibly improve the landscape in that area as long as the unsightly school bus maintenance building remains perched on the top of the embankment with its unkempt surroundings. This building, together with the large adjacent bus parking lot and its service road to Greenbelt Road, just does not belong so close to any heavily travelled roadway and especially so close to the Greenbelt Road and Kenilworth traffic complex.

It occurred to me that this might be another good project for SOCC to bring the several factions involved in the embankment mess together in providing an attractive open space park at this entrance into Greenbelt.

Charles T. McDonald

Thanks

The family of Mr. Ralph N. Neumann wishes to thank all of the neighbors and friends, including the Greenbelt Volunteer Rescue Squad, for their thoughtfulness during the time of his lengthy illness and upon his death. The people of Greenbelt are the reason the Neumanns and their family have been a part of the Greenbelt scene for so many years. Thank you again.

Beret T. Neumann

The Grinch Here Too?

To the Editor:

Have people gone mad? Has mankind gone down the drain so much that they now steal any and everything? Recently our house was victimized by kids (God save us if they were adults) stealing the Christmas ornaments from our house and trees.

No one, but no one, would ever sink that low! Or so I thought. Ha! Anyone who thinks this can come to my house and see how wrong they are.

What next? Maybe tinsel from the Christmas tree?

D. Willard

Community College Application Deadline

January 4 is the deadline for application for admission for the Spring Semester at Prince Georges Community College.

The College has an "open door" policy for any student who is a high school graduate or its equivalent. It offers programs leading to technical proficiency after two years, as well as curriculums that are readily transferrable to other colleges and universities for the junior and senior years.

Career programs are available in: accounting, business management, civil engineering technology, data processing, dental assisting, drafting, electrical engineering technology, electronics technology, executive secretarial, fire science, general secretarial, industrial technology, law enforcement, mechanical engineering technology, medical laboratory assisting, mental health clinician, nursing, and X-ray technology.

Thirteen curriculums are designed for transfer. PGCC is fully accredited and its credits are readily accepted throughout the nation.

Applications and information on admission are available from the Director of Admissions and Records, Prince Georges Community College, 301 Largo Road, Largo, Maryland, or phone 336-6000 x 201.

The Police Blotter

Two shoplifting incidents occurred recently at Klein's. An employee had her purse taken from under the counter, and a shopper had her purse stolen from on top of a counter. A total of \$30 was involved.

Several breaking and enterings occurred at the Springhill Lake Shopping Center in the late evening hours of December 6 between 10:30 and 12:30. During a routine police check, it was discovered that the front doors of the Springhill Lake Villa and the Betty Bright Cleaners had been forced open, and that an attempt at forcing open the door to the Bianto Beauty Salon had been made. About \$10 in change was taken from Springhill Villa, while the thieves obtained nothing from the cleaners and the beauty salon.

Two high speed chases occurred during the week, one on Greenbelt Rd. and Kenilworth Ave., the other on Kenilworth and Crescent. Two drivers were charged with holding a speed contest on public roads, and all were charged with exceeding 75 mph, which is unlawful throughout the state.

An 18-year old College Park resident was charged with the theft of \$2000 in cash and \$500 in checks from Woody's Mobile Station on Crescent Rd. The youth has had a preliminary hearing and will be held for the action of the grand jury shortly. The money was stolen from an unlocked office drawer during the daylight hours. Chief William Lane commended Dt. Sgt. Krob for his investigative work.

Entry was also made into the station one night and three tires were stolen. Some time later the owner received a phone call advising him that if he looked in the back of his station, he would find his tires — and he did.

A van-type truck loaded with \$2,000 worth of toys was stolen from the Springhill Lake parking lot. It was later recovered minus the toys in Cockeysville with the key in the ignition. Chief Lane notes that it is a violation to leave keys in the ignition.

Two entries into Springhill Lake apartments were made recently via the patio doors. In both cases a television set was stolen. The thieves first ascertained if the owner was home by ringing the bell and then forced entry through the doors. Chief Lane advises that people keep a record of the serial number of their t.v. sets and they also place wooden bars in the tracks of the sliding doors.

Tape players from automobiles continue to be stolen, also outdoor Xmas lights.

SUPPOSE

That everyone I knew
was at least a good American
That everyone I knew
was as kindly as he seems to be
That everyone I knew
was even just a human being
Then—
I wouldn't have to say—
peace on earth to anyone.
I'd only have to say
Thank God, for all the good
that my fellow man has given me.

Josephine Vella

J.C.C. FAMILY SERVICE

Family Night Services will be held at the Mishkan Torah on Friday, December 25, at 8 p.m. Second grade Hebrew students will participate in the services and birthday blessings will be given.

5th Grade Class

Contributes Money

On Dec. 15, Miss Irene Adler's fifth grade Center School class held a bake sale. Not an unusual event. But, the class had previously voted to sponsor the sale and contribute the proceeds to the March of Dimes in lieu of exchanging gifts among themselves.

All members of the class contributed in some way. Some baked, some sold the baked goods, and others handled the money. A total of \$27.14 was collected and the people in the March of Dimes office made an award to these fifth graders for their unselfish and thoughtful gift.

UNITED METHODIST CHURCH

(Mowatt Memorial)

40 Ridge Road, Greenbelt, Md.

Telephone 474-9410

Rev. Clifton Cunningham, Pastor - Tel. 474-3381

Worship Service 11:00 A.M.

(Nursery through 2nd grade at 11:00)

Church School (3rd grade through adults) 9:30 A.M.

9:45 A.M. Sunday School 6:00 P.M. Training Union
11:00 A.M. Morning Worship 7:00 P.M. Evening Worship
7:30 P.M. Wednesday Midweek Service

GREENBELT BAPTIST CHURCH

Crescent & Greenhill Rds. S. Jasper Morris, Jr., Pastor 474-4040

Greenbelt Community Church

Hillside and Crescent Roads

474-6171

8:00 p.m. Thursday, Dec. 24 Christmas Eve

Candelite Service

10:00 a.m. Sunday - Family Worship Service

ST. HUGH'S CHURCH

135 Crescent Road

474-4322

CHRISTMAS EVE MASSES

6:00 P.M. MASS (fulfills holiday obligation)
11:30 P.M. CAROL SERVICE
12 midnight MIDNIGHT MASS

CHRISTMAS DAY MASSES

8:00 A.M. 9:30 A.M. 11:00 A.M. 12:30 P.M.

The clergy and parishioners of St. Hugh's cordially extend the season's greetings to all members of the Greenbelt community.

Rev. Raymond J. Boland

Rev. Robert G. Amey

An Invitation
To Worship

Let this be an important
part of your Christmas
celebration

Christmas Eve

7:00 p.m. Children's Service

10:00 p.m. Candle-lighting Service

Christmas Day

11:00 a.m. Festival Service

Sunday Worship 8:30 and 11:00 a.m.

Sunday School and Bible Classes
9:40 a.m.

Holy Cross
Lutheran
Church

6905 Greenbelt Road

Edward H. Birner, Pastor

Phones 345-5111 474-9200

SEASON'S GREETINGS
AND
BEST WISHES FOR 1971

Greenbelt Homes, Inc.

Hamilton Place

Greenbelt, Maryland

To All Our Greenbelt Friends

MERRY CHRISTMAS

and the best of good wishes

for a

HAPPY NEW YEAR

Mr. and Mrs. Leo Mullen
Ft. Lauderdale, Fla.

Twin Pines Savings & Loan Association



Merry Christmas

Thursday, December 24 Hours 9 a.m. - 2 p.m.

Saturday, December 26 Hours 9 a.m. - 2 p.m.

CLASSIFIED

\$1.00 for a 10-word minimum, 5c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 45 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

CALDWELL'S WASHER SERVICE. All makes expertly repaired. Authorized Whirlpool dealer. GR 4-5515. 103 Centerway.

PIANO TUNING AND REPAIR. EXPERIENCED. RELIABLE. 474-6894.

PIANOS - See and hear the superior Gordon Laughhead consoles and spinets. Exquisite styling, popularly priced. Ten year warranty. 474-6894.

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GUITAR LESSONS BY MUSIC GRADUATE: WEEKLY LESSONS ** PER MONTH, \$10. For information, call 345-5371 or 474-6344.

PIANO INSTRUCTION - Peabody Conservatory graduate - will accept students. Beginners, intermediates & advanced at his studio - 474-6894.

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BABYSITTER NEEDED for 2 children, 6 and 7 years old, after school until 6:30 p.m., area between North End School and Northway. Call 474-5497 after 6:30 p.m.

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HUD from page 1

\$100,000, whichever is the lesser. PRAB has suggested (Report 8-70) that the city consider the feasibility and desirability of building the Recreation Center on the school board's property where the Springhill Lake elementary school is located. This recommendation stems from PRAB's philosophical position that insofar as possible school and recreational uses should complement each other and make possible joint use of available land.

Part of the 11-acre tract — about 2.9 acres — will eventually have to be used for a perimeter road. In the city's HUD application this future use was referred to, and the city noted that it would "deduct the cost of acquiring that portion of land required for right-of-way from its request for funds and would not expect HUD participation in the purchase of right-of-way."

Furey Property

The Furey property is one of four little parcels through which the perimeter road is designed to run. Unless acquired and brought within the city limits, the city will have no control over its development. The city felt that the best solution is to buy the property and set aside the required right-of-way for the perimeter road. The remainder of the tract may be developed as a neighborhood park.

In the application to HUD the city noted that the Furey property would "provide needed open space opportunity" for nearby residents. As open space, the property would also serve as a buffer strip between the Animal Disease Station of the Agricultural Research Center and existing homes, as well as buffering from existing homes portions of the perimeter road.

A third reason stated by the city for acquisition of this tract outside the corporate limits is to prohibit its development in medium density apartments. (This application notes that the owners of the adjacent apartment development — Lakeside North — have been negotiating to add the land to the apartment holding and thus construct more apartments.) The city also sees the use of this piece of land as the basis for incorporating within the city limits the adjacent portions of the Agricultural Research Center.

The Furey property, the largest remaining piece of undeveloped land in the area, would be developed as a small neighborhood park, including a playground and hill for sledding.

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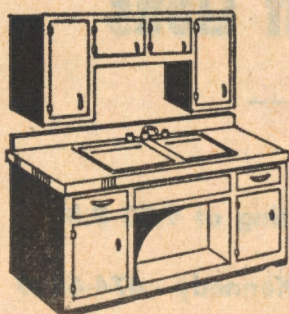
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GHI from page 1

and make up for the deletions of the grounds crew from the budget, was to organize clean-up crews for the common areas.

Dollar Increases

The antagonism of the audience simmered down somewhat after Breashears gave the dollar increases in monthly charges for a few representative units. The largest increase for the frame units (excluding those with additions) was a little under \$10 a month.

There was also an undercurrent of antagonism between the frame and brick homeowners. Several frame homeowners thought the disparity in the increase was inequitable, even though it was explained that costs were charged separately against the bricks and the frames and that the increase in monthly charges reflected these differences in costs.

The feeling persisted that the frame homeowners were paying an undue proportion of costs, causing a brick homeowner to suggest that the frame homeowners organize their own separate co-op if they thought they were getting unfavorable treatment.

Shinderman, deploring such talk, stressed the need for all members to work together because they have common interests and problems and need the talents of all to secure solutions. He succeeded in halting any further outbursts along this line, although a question was raised as to whether the 10.9 percent increase in monthly charges for the frame homeowners was legal.

Shinderman explained that its counsel had interpreted the by-law requirement that increases of 10 percent or more required membership approval as applying to the operating costs of the entire membership and not to those of an individual member. Under the budget adopted by the board, total operating costs were raised by 9.9 percent.

Mat Amberg, near the end, sort of summarized the feeling of many that the large turnout at the two special membership meetings was a healthy sign. He stressed, however, that it wasn't enough to come out in blind protest against the board, however deserved in certain particulars. One must become informed of the facts, he said, and "take the time to chew and wade through the problems." He apparently had reference to some of the more spectacular and incorrect remarks made during the evening, such as inferences that GHI maintenance workers were getting \$20,000 a year, and that brick and frame homeowners were paying for the mortgages of the 25 townhouses and four free-standing homes.

The board also had its supporters, as several of the newer members cited their experiences outside Greenbelt with escalating housing costs and their conclusion that GHI offers more for the housing dollar than any other local places.

The hard work of the board members in preparing the budget was noted by some, and tribute was made to their dedication. As one member put it, "These people are not out to rope you."

Questions and Answers

Among the many questions that were raised from the floor (and the answers) were:

(1) Who will pay—frame and/or brick—for the proposed \$18,000 item in the capital improvement budget to survey the needs of the frame homes? (Ans. Board is awaiting management recommendations.)

(2) How much is the corporation's attorney paid and who suggested an increase in his retainer? (Ans. \$4,200 and the increase in retainer was requested by the attorney.)

(3) Does GHI put its fuel oil purchases out for bids? (Ans. Yes. GHI asked for bids from seven companies for #2 oil, only three chose to compete and the lowest bidder won the contract.)

(4) Why doesn't GHI maintenance schedule house calls, so homeowners can know when to expect workers? (Ans. Not practical, since emergencies may upset schedules. Members will be getting letters in future when maintenance requests cannot be handled within a week.)

(5) What is GHI doing about setting up reserves for slate roofs on brick homes? (Ans. There is a small reserve item for preservation of slate roofs. Slate roofs, however, are not a problem and have average life of 40 years.)

Our Neighbors

Elaine Skolnik - 474-6060

From Australia comes the news that former Greenbelters, Mr. and Mrs. Tony Webber, have a new addition to their family. Rachel Lynn was born in Sydney on Nov. 20 weighing 8 lbs. 3 oz. She joins Stephen and Ann who both attended Center School. Tony is associated with the Department of Paramedical Studies at the Queensland Institute of Technology in Brisbane.

Glad to hear that former Greenbelt "Mac" McDonnell is doing well after eye surgery. The McDonnells now reside at 1022 Justin St., Pearce, Arizona 85625.

SHL's Brownie Troop 2383 has been cleaning up the school grounds for community service. Jr. Troop 2120 and 2270 babysat on election day, making all the arrangements themselves. The cadets have new leaders - Patricia Moyer and Donna Pollack.

SHL's Boy Scout Troop 1253 was awarded second place at the Area Goldrush Camporee by displaying their skills in scoutcraft.

Ben Goldfaden has been appointed by Governor Marvin Mandel to serve on the 7-man Board of Trustees of the Prince Georges Community College in Largo. Goldfaden, who will serve until July 1976, took office on November 30. An insurance counsellor with Massachusetts Mutual, he is president of the Lakeside Citizens Association and also was a member of the Greenbelt City Council.

Al and Lorraine Nuzzo, 12 G Ridge Rd., have just returned from visiting Lorraine's parents, Mr. & Mrs. L. R. Mullen of Fort Lauderdale, Fla.

Our deepest sympathy to Mrs. Beret Neumann, 60-H Crescent, who lost her husband Ralph.

Airman Kenneth A. Snowden Jr., son of Mr. and Mrs. Kenneth A. Snowden Sr., 23-G Ridge, has completed basic training at Lackland AFB, Tex. He has been assigned to Sheppard AFB, Tex., for training in accounting and finance.

Nat Shinderman and Al Skolnik again joined hands to lead the field at last week's duplicate bridge session. But the victory was close as the teams of Sam and Claire Jacobs and Alan Haga - Bob Pasternak were 1 and 1½ points behind. Next game: Friday, January 8.

Austin Green, 104 Lastner, has been appointed to the Pride and Recognition Committee which has as its goal the improvement of Employee Morale in the U. S. Special Police Force. Officers Green of company A, First Battalion, was for many years a sergeant in the Greenbelt Police Department.

It's a baby boy for Robert and Pat Smith, 53-C Crescent Rd. Robert Edward, Jr. was born Dec. 6, weighing in at 7 lb 8 oz.

Glad to hear that Theresa Pells, 23-C Ridge, is home from the hospital, but sorry to hear about Theresa's sister, Mrs. Elizabeth Halloran, of Worcester, Mass. falling during her visit. In 3 weeks, their leg casts will be removed.

(6) If GHI is not in good cash liquidity position, why is GHI lending money to members for additions and improvements? (Ans. GHI board has decided to curtail this loan program, though it was pointed out that the program benefits individual members by making available funds at lower than bank rates while providing the corporation with a return on investment greater than what can be secured in bank savings.)

(7) What causes banging in steam pipes? (Ans. Dips in pipes which collect pockets of water after condensation. Maintenance is trying to straighten out pipes.)

(8) What will be effect of Maryland's new anti-pollution law? (Ans. Probably increased heating costs if present equipment does not meet standards.)



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